Davidson County DEEDTRS
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Fees:13.00 Taxes:259.00
20050316-0028956

This instrument prepared by:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228
**MAP 91-11, PARCEL 62**
**5002 ILLINOIS AVENUE**
**NASHVILLE, TN 37209**

NO MORTGAGE
New Owner - Send Tax Bills:
ROBERT FLETCHER LANCE, JR.
2300 STERLING ROAD
NASHVILLE, TN 37215

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on **JANUARY 31, 1989, HENRY P. NAROZNY,** was named Trustee in a Deed of Trust of even date executed by **LARRY A. BRUCE & WIFE, BRENDA J. BRUCE**, conveying to him as Trustee the real estate hereinafter described, said Deed of Trust being executed to secure the payment of **$43,388.00**, principal and interest at **9.1000%** per annum on the unpaid balance, said Deed of Trust being recorded in **BOOK 7766, PAGE 10** in the Register's Office for **DAVIDSON** County, Tennessee; and

WHEREAS, **J. PHILLIP JONES,** was appointed Substitute Trustee under said Deed of Trust by instrument of record in **INSTRUMENT # 20050120-0006954** in the Register's Office for **DAVIDSON** County, Tennessee; I, **J. PHILLIP JONES**, Substitute Trustee, at the request of the holder of said indebtedness, and under and by virtue of the powers vested in me as such Substitute Trustee in said Deed of Trust advertised the said real estate as required by law, and by the terms of said Deed of Trust by giving twenty-one (21) days notice by three (3) successive publications, namely: **FEBRUARY 10, 2005/FEBRUARY 17, 2005/FEBRUARY 24, 2005,** in THE **NASHVILLE RECORD**, a newspaper published in **DAVIDSON** County, Tennessee, said sale to be for cash and in bar of the equities of redemption, dower and homestead, as provided in said Deed of Trust.

PURSUANT to said advertisement on **FRIDAY, MARCH 11, 2005, AT 11:00 A.M. OUTSIDE THE DOOR OF THE DAVIDSON COUNTY REGISTER OF DEEDS WHICH IS INSIDE THE GAYLORD ENTERTAINMENT CENTER AT 501 BROADWAY, SUITE 501, (ENTER THE NORTHWEST ENTRANCE NEAR SIXTH AVENUE SOUTH) IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE,** I, as said Substitute Trustee, offered for sale at public outcry to the highest and best bidder, the real estate hereinafter described for cash and in bar of the herein above mentioned equities as provided in said Deed of Trust, at which time **ROBERT FLETCHER LANCE, JR, 2300 STERLING ROAD, NASHVILLE, TN 37215**, submitted the highest and best bid in the amount of **$70,000.00**.

NOW THEREFORE, in consideration of the premises, I, **J. PHILLIP JONES**, Substitute Trustee, do hereby sell, transfer and convey to **ROBERT FLETCHER LANCE, JR.**, its successors and assigns in fee simple, and in bar of all equities above mentioned, the following described real property, to-wit:

**PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:**

**Being Lot No. 905 and the westerly 17 ½ feet of Lot No. 903 of Block 132, Plan No. 1, West Nashville, as of record in Book 57, Pages 74 & 75, Register's Office for said County.**

**Said Lot and part of said Lot adjoin and front together 42 ½ feet on the North side of Illinois Avenue and extend back northwardly between parallel lines, 150 feet to an alley.**

**Being the same property conveyed to Larry A. Bruce and wife, Brenda J. Bruce by deed from Tim J. Banks and Herschel L. Cooper, dated January 31, 1989, recorded February 3, 1989, in Book 7766, Page 7, Register's Office of Davidson County, Tennessee.**

**Also being the same property conveyed to Larry A. Bruce by Quit Claim Deed of Brenda J. Bruce dated May 22, 1993, recorded in Book 8581, Page 775.**

I, **J. PHILLIP JONES**, Substitute Trustee, convey to **ROBERT FLETCHER LANCE, JR.** all the rights conveyed to me as said Substitute Trustee in said Deed of Trust, including such covenants and warranties as I, as such Substitute Trustee, may lawfully make, all my actions in the premises being solely as Substitute Trustee and not otherwise under the power vested in me under said Deed of Trust herein above referred to and not as an individual.

Witness my hand and official seal at Nashville Tennessee, on **MARCH 11, 2005**.

**J. PHILLIP JONES**
Substitute Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned,a Notary Public in and for said County and State, the within named, **J. PHILLIP JONES**, Substitute Trustee, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at NASHVILLE, Tennessee on **MARCH 11, 2005**

Notary Public

My Commission Expires: March 26, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is **$70,000.00**

**Affiant**

Subscribed and sworn to before me, this 11TH day of March, 2005.

Notary Public

My Commission Expires: March 26, 2005

RETURN TO:
J. PHILLIP JONES
TATUM & JONES
SUITE C-205, NASHVILLE HOUSE
ONE VANTAGE WAY
NASHVILLE, TN 37228